152.0	0007	0020.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	901,300 / 901,300
					USE VALUE:	901,300 / 901,300
					ASSESSED:	901,300 / 901,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		PERKINS ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CUSHMAN EUGENE C JR
Owner 2:	RICHARDS ANNE CHELSEA
Owner 3:	
Street 1:	10 PERKINS ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	GOODREAU KARLA M/KENNY T -
Owner 2:	-
Street 1:	10 PERKINS ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .147 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1930, having primarily Aluminum Exterior and 1542 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6424.000	411,100		490,200	901,300
Total Card	0.147	411,100		490,200	901,300
Total Parcel	0.147	411,100		490,200	901,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 584.50 | /Parcel: 584.50

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 101044
GIS Ref:
GIS Ref:
Insp Date: 05/12/18

!11943!

PREVIOUS ASSESSMENT

Parcel ID: 152.0-0007-0020.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	411,100	0	6,424.	490,200	901,300		Year end	12/23/2021
2021	101	FV	386,800	0	6,424.	490,200	877,000		Year End Roll	12/10/2020
2020	101	FV	386,900	0	6,424.	490,200	877,100	877,100	Year End Roll	12/18/2019
2019	101	FV	321,100	0	6,424.	459,500	780,600	780,600	Year End Roll	1/3/2019
2018	101	FV	319,000	0	6,424.	379,900	698,900	698,900	Year End Roll	12/20/2017
2017	101	FV	319,000	0	6,424.	349,300	668,300	668,300	Year End Roll	1/3/2017
2016	101	FV	319,000	0	6,424.	318,600	637,600	637,600	Year End	1/4/2016
2015	101	FV	283,400	0	6,424.	312,500	595,900	595,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	13:28:03

LAST REV

Date	Time
12/09/19	11:01:44
danam	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 11943

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GOODREAU KARLA	47315-203		4/21/2006		555,000	No	No		
WILLIAMS ROMNEY	44210-26		12/1/2004		535,000	No	No		
HIBBARD FRANCIS	37166-480		11/25/2002		450,000	No	No		
HIBBARD DORIS	27319-77		5/23/1997	Family	1	No	No		A

USER DEFINED

Prior Id # 1:	101044
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/24/2019	924	Solar Pa	25,856	C				
11/17/2014	1560	Solar Pa	25,893					Installation of so
4/28/2010	365	Wood Dec	5,000					
3/26/2010	236	Siding	13,500					RESIDE / NEW WINDO

ACTIVITY INFORMATION

Date	Result	By	Name
5/12/2018	Inspected	BS	Barbara S
4/27/2018	MEAS&NOTICE	CC	Chris C
11/12/2008	Meas/Inspect	345	PATRIOT
9/14/2006	MLS	HC	Helen Chinal
4/12/2005	MLS	MM	Mary M
11/22/1999	Meas/Inspect	270	PATRIOT
7/16/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6424		Sq. Ft.	Site		0	80.	0.95	9									490,177						490,200	

Total AC/HA:	0.14747	Total SF/SM:	6424	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	490,177	Spl Credit		Total:	490,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	97 - Tudor		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	6 - Ceramic Tile	15	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	Yes	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.32359505
Const Adj.:	0.99137115
Adj $ / SQ:	177.143
Other Features:	78508
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	460819
Depreciation:	49768
Depreciated Total:	411050

COMMENTS

HYDRO/FHA HEATING & CENTRAL A/C.
OF=TOILET ONLY IN KIT CLOSET.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs: 7	BRs: 3	Baths: 1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

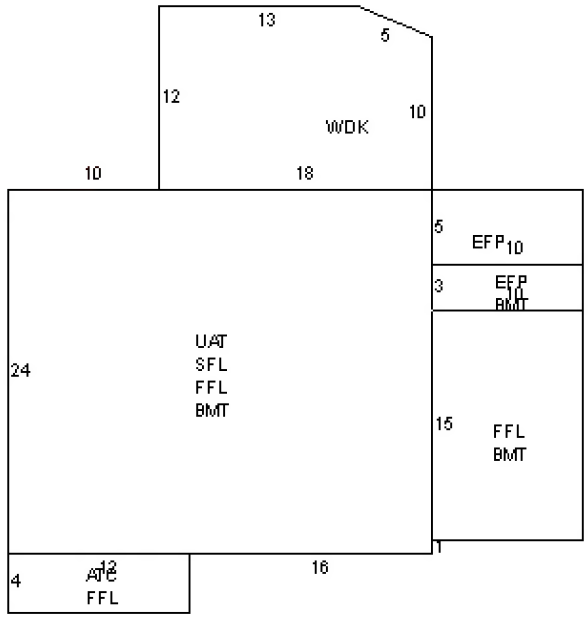
No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	194.86
Special Features:	0	Val/Su Net:	143.24
Final Total:	411100	Val/Su SzAd	263.73

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	870	177.140	154,115
BMT	Basement	852	53.140	45,278
SFL	Second Floor	672	177.140	119,040
WDK	Deck	211	10.650	2,246
UAT	Upper Attic	168	70.860	11,904
EFP	Enclos Porch	80	60.730	4,858
ATC	Attic	17	177.140	2,976

	Net Sketched Area:	2,870		Total:	340,417
Size Ad	1558.8	Gross Area	3405	FinArea	1542

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

152.0-0007-0020.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	A	AV	2010	0.00	T	7.2	101						

More: N	Total Yard Items:		Total Special Featues:		Total:

IMAGE

AssessPro Patriot Properties, Inc